

स.प.स. RACPC Belapur - Pravin Gairkavde (SSC)  
(Regal) 77 18840038  
Agarwal - 9773005613

3:40 PM  
8.1.24  
Page 1 of 1

529/271

Sunday, January 07, 2024

12:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 299 दिनांक: 07/01/2024

गावाचे नाव: रोडपाली

दस्तऐवजाचा अनुक्रमांक: पवल5-271-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: आगतराव शिवाजी मेटकरी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
12:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.3825452/-

मोबदला रु.4150000/-

भरलेले मुद्रांक शुल्क : रु. 290500/-

Joint Sub Registrar Panvel 5

सह दुय्यम निबंधक वर्ग-२,

(पनवेल-५)

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124068207686 दिनांक: 07/01/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013575275202324E दिनांक: 07/01/2024

बँकेचे नाव व पत्ता:

पत्रकाराची स्वाक्षरी  
मुळदस्तावेज परत मिळाला.

निष्पत्तीक  
सह दुय्यम निबंधक, पनवेल (वर्ग-२)

## Index-II



07/01/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 271/2024

नोंदणी :

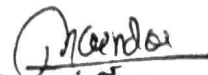
Regn:63m

## गावाचे नाव : रोडपाली

(1) वितेखाचा प्रकार	करारनामा
(2) मोबदला	4150000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3825452
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: विभाग क्र-3/15/10ई, दर-86000/-प्रती चौ.मी. सदनिका नं. 103, पहिला मजला, बिल्डींगचे नाव धीर दर्शन रेसीडेन्सी सोसायटी चे नाव धीर दर्शन को.ऑप.हो.सो.लि., प्लॉट नं. 12, सेक्टर नं. 10 ई, रोडपाली, कळंबोली, नवी मुंबई, ता. पनवेल, जि. रायगड क्षेत्रफळ 30.354 चौ.मी. कारपेट + 5.878 चौ.मी. प्लांवर बेड + 5.449 चौ.मी. ओपन टेरेस. सांकेतांक क्र- KL10E12017021103 PUI: KL10E12017021103 ( ( Plot Number : 12 ; SECTOR NUMBER : 10 ई ; ) )
(5) क्षेत्रफळ	1) 30.354 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- राजेंद्र नाथा रुपनवर - - वय:-36; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 103, धीरा दर्शन रेसीडेन्सी, प्लॉट नं. 12, डी-मार्ट जवळ, सेक्टर 10 ई, कळंबोली नोड, रायगड, महाराष्ट्र 410206, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्ः(००:). पिन कोड:-410206 पॅन नं:-AUFPR2122K 2): नाव:- वर्षा राजेंद्र रुपनवर - - वय:-32; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 103, धीरा दर्शन रेसीडेन्सी, प्लॉट नं. 12, डी-मार्ट जवळ, सेक्टर 10 ई, कळंबोली नोड, रायगड, महाराष्ट्र 410206, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्ः(००:). पिन कोड:-410206 पॅन नं:-CBWPR3950D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- आगताराव शिवाजी मेटकरी - - वय:-38; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 12, शिवतीर्थ को.ऑप.हो.सो.लि., सेक्टर 14, कळंबोली, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्ः(००:). पिन कोड:-410206 पॅन नं:-CBWPM2056D 2): नाव:- शितल आगताराव मेटकरी - - वय:-26; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 12, शिवतीर्थ को.ऑप.हो.सो.लि., सेक्टर 14, कळंबोली, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्ः(००:). पिन कोड:-410206 पॅन नं:-DVOPM6935G
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	271/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	290500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शंरा	

मुल्याकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

  
 सह दुय्यम निबंधक वर्ग-२,  
 (पनवेल-५)

-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Registration ID 20240106933

06 January 2024,03:59:07 PM

पवल:

मूल्य कनादे वर्ष 2023  
जिल्ला रायगड  
मूल्य विभाग तालुका : पनवेल  
उप मूल्य विभाग 3/15/10E-कळंबोली सिडको से.क्र.10E  
पेत्राचे नांव A Class Palika

सर्व्हे नंबर /न. भू. क्रमांक :

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

वर्षिक मूल्य दर	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
वर्षिक मूल्य दर	86000	95200	107200	95200	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र (Built Up)-	42.302 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
द्वंद्वहन सुविधा -	आहे	मजला -	1st To 4th Floor		

First Sale Date - 04/07/2017

Property Type - Resale

Property Type - Resale of built up Property constructed after circular dt.02/G1/2018

मजला निहाय घट/वाढ

= 100 / 100 Apply to Rate= Rs.86000/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)  
= (( (86000-27000) \* (100 / 100) ) + 27000)  
= Rs.86000/-

मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
= 86000 \* 42.302  
= Rs.3637972/-

लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र

5.45 चौ. मीटर  
= 5.45 \* ( 86000 \* 40/100 )  
= Rs.187480/-

लगतच्या गच्चीचे खुली बाल्कनी मूल्य

Applicable Rules

= 3, 9, 18, 19, 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J  
= 3637972 + 0 + 0 + 0 + 0 + 187480 + 0 + 0 + 0 + 0  
= Rs.3825452/-

= ₹ अडतीस लाख पंचवीस हजार चार शे बावन्न /-

Home

Print

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२०२४  
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CHALLAN  
MTR Form Number-6



GRN	MH013575275202324E	BARCODE		Date	06/01/2024-18:38:48	Form ID	252
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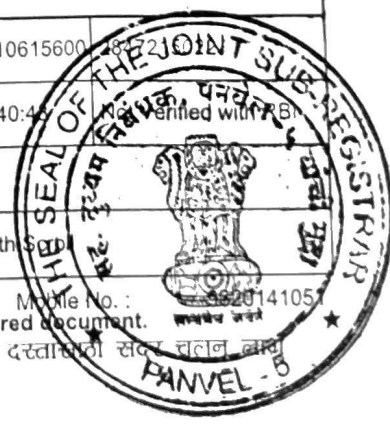
Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	PNL5_PANVEL NO 5 SUB REGISTRAR	PAN No.(If Applicable)	CBWPM2056D
Location	RAIGAD	Full Name	AGATRAO SHIVAJI METKARI AND OTHER
Year	2023-2024 One Time	Flat/Block No.	FLAT NO 103 1ST FLOOR DHEERA DHARSHN
		Premises/Building	CHS LTD PLOT NO 12

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	290500.00	SECT 10E RODPALI KALAMBOLI	TAL PANVEL DIST RAIGAD		4 1 0 2 1 8
0030063301 Registration Fee	30000.00				

Remarks (If Any)	PAN2=AUFPR2122K-SecondPartyName=RAJENDRA NATHA RUPANWAR AND OTHER-CA=4150000-Marketval=3825452
Amount In	Three Lakh Twenty Thousand Five Hundred Rupees Onl
Words	y
Total	3,20,500.00

पवल - ५  
२६/१/२०२४  
९/१३८

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	69103332024010615600
Cheque/DD No.	Bank Date	RBI Date	06/01/2024-18:40:48
Name of Bank	Bank-Branch	IDBI BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scri	



Department ID :  
NOTE.- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

*Signature*

*Signature*

# AGREEMENT TO SALE

## (Part Payment Agreement)

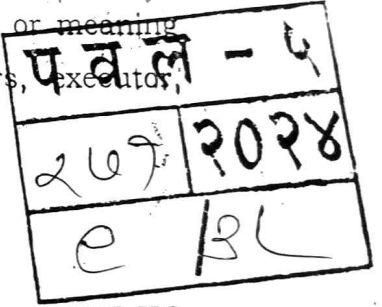
THIS AGREEMENT TO SALE made and entered into at ROADPALI KALAMBOLI, NAVI MUMBAI on this 07<sup>th</sup> day of **January** in the Christian year 2024

BETWEEN

1] MR. RAJENDRA NATHA RUPANWAR, Age 36 years, PAN NO. AUFPR2122K/ADHAAR NO. 2220 0171 9619, and 2] MRS. VARSHA RAJENDRA RUPANWAR, Age 32 years, PAN NO. CBWPR3950D/ ADHAAR NO. 9760 6336 7943, Indian Inhabitants, Both Residing at Flat No. 103, Dheera Darshan Residency, Plot No. 12, Sector 10E, Kalamboli Node, Tal. Panvel, Dist. Raigad 410218 hereinafter called and referred to as "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the FIRST PART.

AND

1] MR. AGATRAO SHIVAJI METKARI, Age 38 years, PAN NO. CBWPM2056D / AADHAR NO. 7192 8604 47747 and 2] MRS. SHITAL AGATRAO METKARI, Age 26 years, PAN NO. DOPM6935G / AADHAR NO. 3475 3587 8968 Indian Inhabitants, both Residing at Flat No. 12, Shivtirth Co-op Hsg. Soc., Sector No. 14, Kalamboli, Tal. Panvel, Dist. Raigad 410218 hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART



*Metkari*  
शि आ मेटकरी

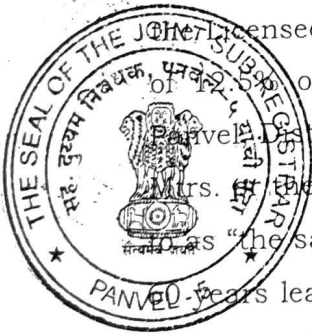
*Rajendra*

AND WHEREAS the City and Industrial Development Corporation of Maharashtra Ltd., a company incorporated under the Companies Act, 1956 (1 of 1956) and having its Registered Office at Nirmal, 2<sup>nd</sup> floor, Nariman Point, Mumbai - 400021, hereinafter referred to as "the CIDCO" is Government Company wholly owned by the State Government and is also designated as a site for the New Town of Navi Mumbai by the State Government in exercise of its powers under Sub-sections (1) and (3-A) of the Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the MRTP Act").

AND WHEREAS the State Govt. has pursuant to the section 113(A) of the MRTP Act has been acquiring the lands described therein and vesting such lands in the CIDCO development and

144-6	Disposal.
469	202X
90/3C	

AND WHEREAS by an Agreement to Lease dated 05/06/2013 executed by the CIDCO Ltd. in favour of Smt. Shobha Dilip Mhatre (As the Licensee), the Corporation has agreed to lease to the Licensee of Plot No. 12, Sector No. 10E, Roadpali-Kalamboli of Gaothan Expansion Scheme, Navi Mumbai, Tal. Panvel, Dist. Raigad, containing by admeasurements 599.54 Sq. Mtrs. (hereabouts hereinafter for the sake of brevity referred to as "the said Property") for residential cum commercial use on lease for a period of 10 years lease and on the terms and conditions and at or for a lease premium as contained therein, vide Lease Agreement dated 05/06/2013 and the same was duly registered vide Document vide No. PVL4-5418-2013 dated 06/06/2013.



AND WHEREAS and in pursuance the said Agreement to Lease, the said Corporation handed over possession of the said plot to the Licensees, enabling them to construct a building or buildings for residential cum commercial use.

*Rajendra  
Vashee*

*M. K. K. K.*  
शि. आ. मेडकरी

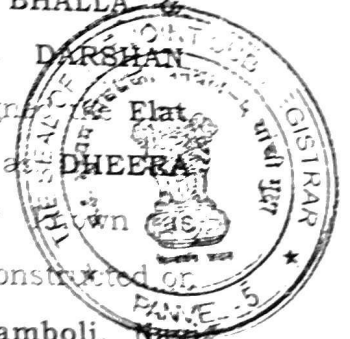
AND WHEREAS the Corporation at the request of the said firm  
has sold, transferred and assigned the lease hold  
rights of the said plot No. 12 to the name of  
M/S. D. K. BHALLA & ASSOCIATES a Proprietary firm through its  
Proprietor SHRI. DARSHAN KUMAR BHALLA vide Tripartite  
Agreement No. 62/17/2013 and the same was duly registered  
and the said Agreement No. 62/17/2013 dated 02/07/2013

AND WHEREAS the Builder has got the plans design and  
specifications for constructing the building for residential cum  
commercial use of Ground + 4 floors on the said plot approved  
by the Corporation and other connected authorities and have  
obtained the Commencement Certificate No. CIDCO/BP/13270  
/TPO(NM&K)/2015/469 dated 06/05/2015.

AND WHEREAS the building being constructed on the said plot  
has been known as "DHEERA DARSHAN RESIDENCY"

पवल - 4	
109	2028
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AND WHEREAS the BUILDER M/S. D. K. BHALLA &  
ASSOCIATES through its Proprietor SHRI. DARSHAN  
KUMAR BHALLA had sold, transferred and assigned the  
No. 103, 1st Floor, in the building known as DHEERA  
DARSHAN RESIDENCY in registered society  
DHEERA DARSHAN Co.Op. Hsg. Society Ltd., constructed on  
Plot No. 12, Sector No. 10E, Roadpali Kalamboli, Navi  
Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 30.354 Sq.  
Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449  
Sq. Mtr. Open Terrace area to 1] MR. RAJENDRA NATHA  
RUPANWAR and 2] MRS. VARSHA RAJENDRA RUPANWAR  
by MEMORANDUM OF SALE vide Registered Document No.  
P122/10E/2017 dated 04/07/2017 registered before the Sub  
Registrar Panvel-2 Hence 1] MR. RAJENDRA NATHA  
RUPANWAR, and 2] MRS. VARSHA RAJENDRA RUPANWAR  
are the present owner of the said flat.



*मेठकरी*

श्री आ. मेठकरी

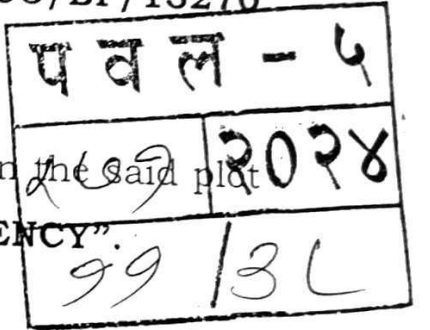
*Rupak*

FY18

AND WHEREAS the Corporation at the request of the said Smt. Shobha Dilip Mhatre transferred and assigned the Lease hold rights, title and interest in the said Plot No. 12 to the name of M/s. D.K. Bhalla and Associates a Proprietary firm, through its Sole Proprietor Shri. Darshan Kumar Bhalla vide Tripartite Agreement dated 02/07/2013 and the same was duly registered vide Document Serial No. PVL2-4164-2013 dated 02/07/2013.

AND WHEREAS the Builder has got the plans, design and specifications for constructing the building for residential cum commercial use of Ground + 4 floors, on the said plot approved by the Corporation and other connected authorities and have obtained the Commencement Certificate No. **CIDCO/BP/13270 /TPO(NM&K)/2015/469** dated 06/05/2015.

AND WHEREAS the building being constructed on the said plot has been known as "**DHEERA DARSHAN RESIDENCY**".



AND WHEREAS the **BUILDER M/S. D. K. BHALLA & ASSOCIATES** through its Proprietor **SHRI. DARSHAN KUMAR BHALLA** had sold, transferred and assigned the **Flat No. 103, 1st Floor**, in the building known as "**DHEERA DARSHAN RESIDENCY**" in registered society known as "**DHEERA DARSHAN Co.Op. Hsg. Society Ltd.**", constructed on **Plot No. 12, Sector No. 10E, Roadpali Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, admeasuring **30.354 Sq. Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449 Sq.Mtr. Open Terrace area** to 1] **MR. RAJENDRA NATHA RUPANWAR** and 2] **MRS. VARSHA RAJENDRA RUPANWAR** by **AGREEMENT OF SALE** vides Registered Document No. **PVL2-7654-2017** dated 04/07/2017 registered before the Sub Registrar Panvel-2. Hence 1] **MR. RAJENDRA NATHA RUPANWAR**, and 2] **MRS. VARSHA RAJENDRA RUPANWAR** are the present owner of the said flat.



*[Handwritten signature]*

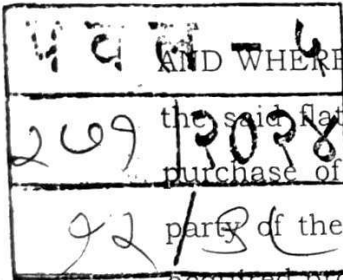


AND WHEREAS **DHEERA DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD.** has been registered under the Maharashtra Co-operative Societies Act, 1960 (XXIV of 1961) under the Certificate of Registration No. **NBOM/CIDCO/HSG/(TC)/7998/JTR/YEAR 2019-20, dated 09/05/2019.**

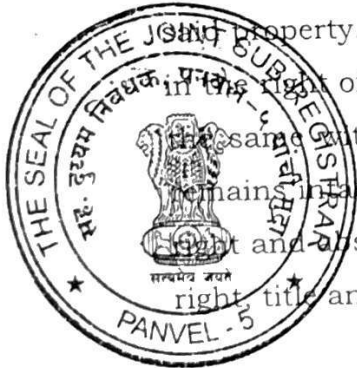
AND WHEREAS the SELLERS are not in need of the said flat, they decided to sell and dispose it off.

AND WHEREAS the Purchasers are being interested in purchasing the said flat, they approached the SELLERS and a talk regarding sale and purchase of the flat took place between the parties.

AND WHEREAS on discussion, the SELLERS agreed to sell and the Purchasers agreed to purchase the said flat for a total consideration of **Rs.41,50,000/- (Rupees FORTY ONE LAKH FIFTY THOUSAND only).**



AND WHEREAS the party of the First Part, is in actual possession of the said flat with existing all amenities and the transaction of the purchase of the said flat on ownership basis is completely by the first part from their own funds and therefore it is self acquired property nobody else have any right, title and interest in the said property. In spite of this if anybody takes any objection or claim



of the said property, the party of the First Part shall clear the same with their own funds and shall see that the second part remains intact and unaffected. The party of the first part has got full right and absolute authority to sell/disposed off and transfer all their right title and interest in the said flat as their self-acquired property.

AND WHEREAS other terms and conditions are mutually settled and agreed between the parties are as appearing herein below:-

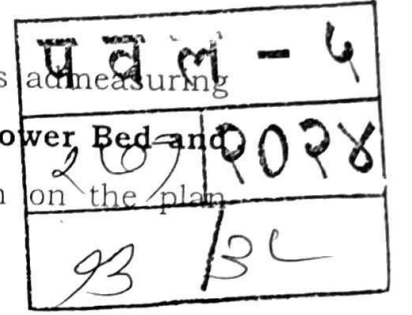
**NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:**

*Rajendra  
Vasthi*

*श्री. आ. मेटकरी*  
श्री. आ. मेटकरी

1. The SELLERS hereby agrees to sell and the Purchasers hereby agrees to purchase said **Flat No. 103, 1st Floor**, in the building known as **DHEERA DARSHAN RESIDENCY** in registered society known as **DHEERA DARSHAN Co.Op. Hsg. Society Ltd.**, constructed on **Plot No. 12, Sector No. 10E, Roadpali Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad**, admeasuring **30.354 Sq. Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449 Sq.Mtr. Open Terrace area** and more particularly described in the Schedule written hereunder.

2. The area of the flat hereby agreed to be sold is admeasuring **30.354 Sq. Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449 Sq.Mtr. Open Terrace area** and it is shown on the plan attached herewith.



3. The consideration for the said transfer is settled and agreed between the parties is **Rs.41,50,000/- (Rupees FORTY ONE LAKH FIFTY THOUSAND only)** is to be paid as under:

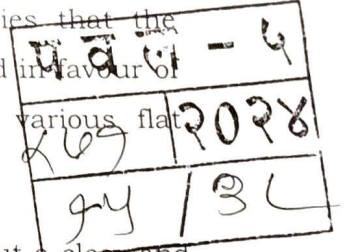


Cheque No.	Date	Bank Name	Amount (Rs.)
013510	23/12/2023	Union Bank of India, Kharghar	51,000/-
013516	05/01/2024	Union Bank of India, Kharghar	2,50,000/-
013518	05/01/2024	Union Bank of India, Kharghar	1,49,000/-
Will be paid to the SELLERS after availing the loan from Bank or any Financial Institution within 45 working days from the registration date of AGREEMENT TO SALE (PART PAYMENT).			37,00,000/-
<b>(Rupees FORTY ONE LAKH FIFTY THOUSAND only)</b>			<b>41,50,000/-</b>

10. The SELLERS declares that they have got full right and authority to deal with the flat hereby agreed to be sold. If any objection is raised by anybody regarding this transaction, the same shall be removed by the SELLERS alone at their cost.

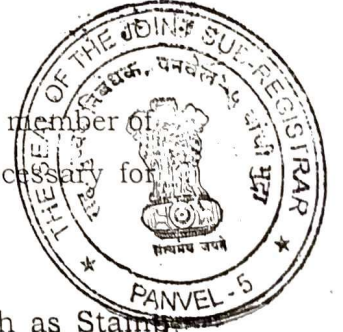
11. The SELLERS also declared that they have not dealt with the said flat in any manner nor they are precluded in any manner from entering into this transaction.

12. It is understood by and between the parties that the conveyance of the entire property shall be executed in favour of the Society and which may be formed of the various flat Purchasers in the building.



13. The SELLERS hereby undertakes to make out a clear and marketable title to the property agreed to be sold.

14. The Purchasers hereby undertakes to become a member of such society and undertakes to sign all papers necessary for that purpose.



15. The expenses for conveying the said flat such as Stamp Duty and Registration fees shall be borne and paid by the Purchasers alone.

16. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

17. The Occupancy Certificate has been obtained from Panvel Municipal Corporation bearing **Ref. No. 2017/PMC/BP/514 /2017, dated 17/06/2017.**

P. K. Kae  
V. S. S.

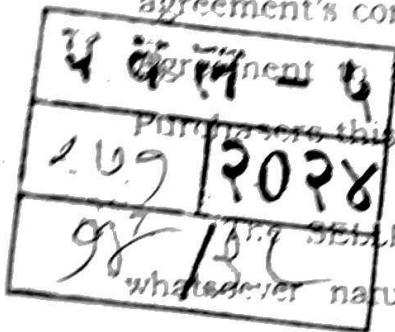
P. K. Kae  
शि. आ. मेडकरी

P. K. Kae  
श. आ. मेडकरी

4 The SELLERS and the Purchasers declare that the amount of consideration stated above is adequate and reasonable and according to the present market rate and none of the parties has any grievances about the same.

5 The SELLERS shall put the Purchasers in possession of the said flat after receiving full and final payment. The SELLERS hereby declares that till today she has not sold, gifted or otherwise parted, with possession of the said flat, nor had been entered into any such agreement. The SELLERS hereby agrees to co-operate for transferring the above said property in the name of Purchasers in the CIDCO Ltd., M.S.E.B. and other concerned Department.

6. It is agreed by the both parties that he will complete this agreement's conditions within 45 working days from the date of Sale (Part Payment) and it is bounded on the Purchasers this is an essence of the contract.



THE SELLERS hereby declares that all taxes and dues of whatsoever nature in respect of the flat hereby agreed to be transferred shall be paid by their alone up to the date of possession. If any arrears are found, the same shall be cleared by the Seller at once. The Purchasers shall be responsible for further taxes and dues in respect of flat hereby agreed to be transferred from the date of possession.



The Party of the First Part states that they have not created any charge or encumbrance against the said flat hereby agreed to be sold. The flat is agreed to be transferred free from encumbrances.

9. The SELLERS hereby declares that the flat hereby agreed to be sold and transferred is not requisitioned nor have they received any such notice.

*Pijusha*  
*Vaishya*

*श्री. आ. मेठकरी*

**THE FIRST SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of land known as Plot No. 12, Sector No. 10E, admeasuring 599.54 Sq. Mtrs. situated at Roadpali Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad and Bounded as under :-

On or towards the North : Plot No. 10  
 On or towards the South : 11 Mtr. Wide Road  
 On or towards the East : Plot No. 13  
 On or towards the West : 11 Mtr. Wide Road

**THE SECOND SCHEDULE ABOVE REFERRED TO**

No. 103, 1st Floor, in the building known as DHEERA DARSHAN RESIDENCY in registered society known as DHEERA DARSHAN Co.Op. Hsg. Society Ltd., constructed on Plot No. 12, Sector No. 10E, Roadpali Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 30.354 Sq. Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449 Sq.Mtr. Open Terrace area



*Pajunde  
Vashtey.*

*श्री. आ. भेटकरी*  
 शि. आ. भेटकरी

-Registration summary (नोंदणी पूर्व गोषवारा )

Registration ID: 20240106933  
 मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )  
 06 January 2024, 03:59:07 PM  
 पवल

वर्ष: 2023  
 रजिस्ट्रार: रायगड  
 तालुका: पनवेल  
 प्लॉट नंबर: 3/15/101-कळंबोली सिडको से.क्र.10E  
 क्लास: A Class Palika

सर्व्हे नंबर/न. भू. क्रमांक :

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
जी जमीन	86000	95200	107200	95200	चौ. मीटर

ध्वज क्षेत्राची माहिती	ध्वज क्षेत्र (Built Up)	ध्वज क्षेत्राचे वर्गीकरण	वाहन सुविधा	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचे वय	मजला	मिळकतीचा प्रकार	बांधीव
	42.302 चौ. मीटर	1-आर सी सी	आहे	मिळकतीचा वापर	निवासी सदनिका	0 TO 2 वर्षे	1st To 4th Floor	बांधकामाचा दर	Rs.25289/-

e Type- Resale  
 e Resale of built up Property constructed after circular dt.02/01/2018  
 First Sale Date - 04/07/2017

ज्जला निहाय घट वाढ = 100 / 100 Apply to Rate= Rs.86000/-

सा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर )  
 = ( ( 86000-27000) \* (100 / 100) ) + 27000 )  
 = Rs.86000/-

ख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 86000 \* 42.302  
 = Rs.3637972/-

गतच्या गचीचे खुली बाल्कनी क्षेत्र 5.45 चौ. मीटर  
 गतच्या गचीचे खुली बाल्कनी मूल्य = 5.45 \* ( 86000 \* 40/100 )  
 = Rs.187480/-

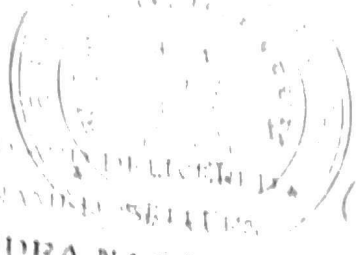
Applicable Rules = 3, 9, 18, 19, 14

अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गचीचे मूल्य (खुली बाल्कनी) + वरील गचीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ  
 = A + B + C + D + E + F + G + H + I + J  
 = 3637972 + 0 + 0 + 0 + 0 + 0 + 187480 + 0 + 0 + 0 + 0  
 = Rs.3825452/-  
 = ₹ अडतीस लाख पंचवीस हजार चार शे बावन्न /-

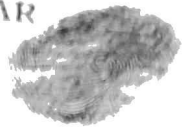
Home Print

पवल - ५  
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 ९ / ३८





SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "PURCHASERS"  
1] MR. RAJENDRA NATHA RUPANWAR



2] MRS. VARSHA RAJENDRA RUPANWAR  
IN THE PRESENCE OF

1] Mr. & Mrs. R. N. R.

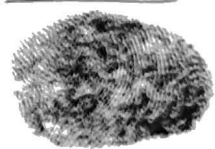
Varsha



2] Mr. Vinay B.ivate (Bamuk)

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED "PURCHASERS"

1] MR. AGATRAO SHIVAJI METKARI Agatrao



2] MRS. SHITAL AGATRAO METKARI शि.आ.मेट्करे

IN THE PRESENCE OF  
1] Mr. ए. व. मेट्करे मोटे



2] Mr. Bamuk

**:: RECEIPT ::**

Received from the PURCHASERS 1] MR. AGATRAO SHIVAJI METKARI and 2] MRS. SHITAL AGATRAO METKARI a sum of Rs.4,50,000/- (Rupees FOUR LAKH FIFTY THOUSAND only) by Cheque as a PART PAYMENT against the sale of above said Flat No. 103, 1st Floor, in the building known as DHEERA DARSHAN RESIDENCY in registered society known as DHEERA DARSHAN Co.Op. Hsg. Society Ltd., constructed on Plot No. 12, Sector No. 10E, Roadpali Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad, admeasuring 30.354 Sq. Mtr. Carpet area and 5.878 Sq. Mtr. Flower Bed and 5.449 Sq.Mtr. Open Terrace area

WE SAY RECEIVED.  
Rs. 4,50,000/-

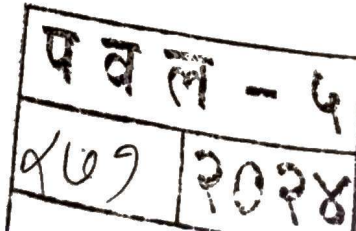


1] MR. RAJENDRA NATHA RUPANWAR  
2] MRS. VARSHA RAJENDRA RUPANWAR  
THE SELLERS

IN THE PRESENCE OF.....

1. Mr. एवामें रामारे

2. Mr. Bunney



04/0  
(1) विले  
(2) मोव  
(3) वाज  
बायतित  
नटदार  
(4) म-  
असल्यन  
(5) क्षेत्रफळ  
(6) आकारणी  
लेख  
(7) दस्तऐवज  
ठेवणा-या पत्रक  
न्यायालयाचा हु  
असल्य स, प्रतिव  
(8) दस्तऐवज क  
व किंदा दिवांग  
हुकुमनाला किं  
असल्य स, प्रतिवादि  
(9) दस्तऐवज कल  
(10) दस्त नोंदणी के  
(11) अनुक्रमांक खड व  
(12) बाजारभावाप्रमाणे  
(13) बाजारभावाप्रमाणे  
(14) शेरा  
मुल्यांकनासाठी विचारात  
लपशीलः  
मुद्रांक शुल्क आकारताना  
अनुच्छेद :-





04/07/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक 7654/2017

नोंदणी

Regn.63m

गावाचे नाव : 1) रोडपाली

- (1) विलेखाचा प्रकार करारनामा
- (2) मोबदला 3075000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 3074500
- (4) भू-मप, पोटहिस्सा व घरक्रमांक (अस्तित्वात)

1) पालिकेचे नाव-रायगड इतर वर्णन : इतर माहिती: सदनिका क्र.103, पहिला मजला, धीर दर्शन रेसिडेन्सी, प्लॉट क्र.12, सेक्टर-10ई, रोडपाली, कळंबोली, नवी मुंबई, तालुका: पनवेल, जिल्हा: रायगड, क्षेत्रफळ: 30.354 चौ.मीटर कारपेट + 5.878 चौ.मीटर फ्लॉवर बेड + 5.449 चौ.मीटर ओपन टरेस. ( Plot Number : SECTOR NUMBER : 10E : ) )

- (5) क्षेत्रफळ 1) 30.354 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिवादिचे नाव व पत्ता.

1): नाव:-डी. के. शरदा जेंड असोसिएट्स तर्फे प्रॉप्रायटर दर्शन कुमार शरदा वय:-85, पत्ता:-प्लॉट नं. 2, माळा नं. पहिला, इमारतीचे नाव: गौरी दर्शन, ब्लॉक नं. एक-2, रोड क्र.16, सेक्टर-11, नविन पनवेल-पूर्व, महाराष्ट्र, रायगड. पिन कोड:-410206 पॅन नं. AAHPB6968R

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात, प्रतिवादिचे नाव व पत्ता

1): नाव:-राजेंद्र नाथा रुपनवर वय:-30; पत्ता:-प्लॉट नं. 35, माळा नं. इमारतीचे नाव: गुरु आशिष, ब्लॉक नं. सी-303, राड नं. सेक्टर-1ई, कळंबोली, नवी मुंबई, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-AUFPR2122K  
 2): नाव:-वर्षा राजेंद्र रुपनवर वय:-26; पत्ता:-प्लॉट नं. 35, माळा नं. इमारतीचे नाव: गुरु आशिष, ब्लॉक नं. सी-303, राड नं. सेक्टर-1ई, कळंबोली, नवी मुंबई, महाराष्ट्र, रायगड. पिन कोड:-410218 पॅन नं:-CBWPR3950D

- (9) दस्तऐवज करून दिल्याचा दिनांक 04/07/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 04/07/2017
- (11) अनुक्रमांक खंड व पृष्ठ 7654/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 184500
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरत



प व ल - 6  
 269/2021  
 9e/8L



सहदुय्यम निबंधक वर्ग-२  
 (पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

**Panvel Municipal Corporation  
Tal - Panvel Dist - Raigad**

E mail - [Panvel\\_mc@yahoo.com](mailto:Panvel_mc@yahoo.com)

Tel - (022) 27050040/41/42

No. 269/2017  
 प.व.म. - ५  
 २७/६/२०१७  
 ३०/५/१७

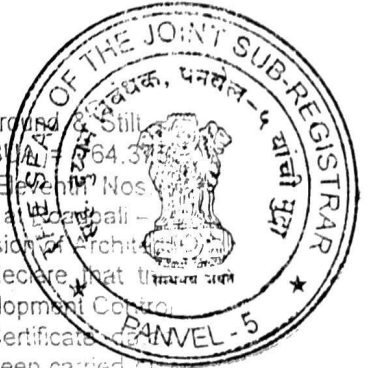
Date : 17/06/2017

17 JUN 2017

प.व.म. - ५	
२७	२०१७
२७	१३८

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (Ground & Still, Fourth Floors), (Commercial BUA = 134.434 Sq.mtrs) (Residential BUA = 64.377 Sq.mtrs), (Total BUA = 898.809 Sq.mtrs), Commercial Units = 11 (Eleven Nos), Residential Units = 28 (Twenty Eight Nos.) on Plot No. 12, Sector - 10E at Kalamboli (2.5% Scheme), Navi Mumbai completed under the supervision of Sheshnath & Associates has been inspected on 11/04/2017 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 06/05/2015 and the development is fit for the use for which it has been carried out.



*(Signature)*  
17/6/17

City Engineer

Panvel Municipal Corporation

- C.C.TO:-
- 1) Sheshnath & Associates,  
Off. 111 & 113, 1st Floor, Prabhat Center Annexe,  
Plot No. 07, Sector - 1A, C.B.D., Navi Mumbai.
  - 2) M/s D. K. Bhalla & Associates.  
Through its Prop. Shri Darshan Kumar Bhalla,  
F2, 1st floor, Gouri Darshan Bldg., Plot No. 2,  
Road No. 16, Sector - 11, Opp. Indian Oil Pimp,  
New Panvel (E), Navi Mumbai.
  - 3) Tax Department , PMC

**Panvel Municipal Corporation  
Tal - Panvel Dist - Raigad**

E mail - [Panvel\\_mc@yahoo.com](mailto:Panvel_mc@yahoo.com)

Tel - (022) 27458040/41/42

No.2017/PMC/BP/514/2017

Date : 17/06/2017

17 JUN 2017

To,  
M/s D. K. Bhalla & Associates.  
Through its Prop. Shri Darshan Kumar Bhalla,  
F2, 1<sup>st</sup> floor, Gouri Darshan Bldg., Plot No. 2,  
Road No. 16, Sector - 11, Opp. Indian Oil Pimp,  
New Panvel (E), Navi Mumbai.

SUB:- Occupancy Certificate for Residential Building on Plot No.12, Sector - 10E at Roadpali - Kalamboli (12.5% Scheme), Navi Mumbai.

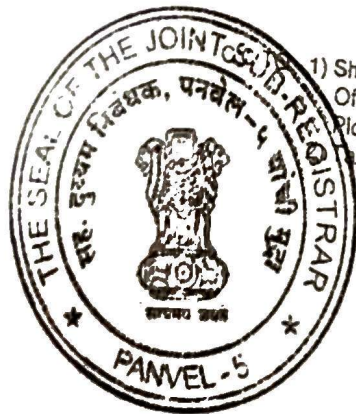
- REF:-1) Your architect's application dated 21/03/2017 & 28/04/2017.  
2) Maveja issued by M (TS - II) vide letter No. CIDCO /Estate/12.5%/ Roadpali/260/2014, dtd. 27/11/2014.  
3) Lift NOC issued by PWD Licence No. 21768/2017, dtd. 25/03/2017.  
4) No dues certificate issued by Ass. Est. vide letter No CIDCO Estate/12.5%/Roadpali/260/2017 / 19110, dtd. 27/04/2017.  
5) DCC NOC issued by EE(KLM) vide letter No.CIDCO/EE(KLM)/2017/1493, dtd. 20/01/2017

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot along with As-Built drawings duly approved.  
You shall carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record. However, if the said premise is to be transferred to the register members of the above terms & conditions shall be incorporated in the Conveyance Deed and the Society members shall be made aware of the said terms & conditions at the time of execution of Conveyance Deed.  
The Developers/Builders shall take a note that, you have submitted As-Built drawing regarding the above mentioned plot at site. Hence as per condition mentioned in Commencement Certificate, your Security Deposit has been forfeited.  
You may approach to the office of Executive Engineer (W/S) to get the water supply connection to your plot.

Thanking you,

1) Sheshnath & Associates,  
Off. 111 & 113, 1<sup>st</sup> Floor, Prabhat Center, RAIGAD,  
Plot No. 07, Sector - 1A, C.B.D., Navi Mumbai.  
Tax Department, PMC

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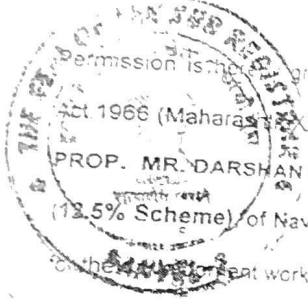
*Sheshnath*  
17.6.17  
City Engineer  
Panvel Municipal Corporation



पवेल - २
२०१४/२०१७
30/09/2015/CO/BP-13370/TPO/NM&KV2015/469=

DATE: 6 MAY 2015

**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**  
**COMMENCEMENT CERTIFICATE**



Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act XXVII) of 1966 to M/S. D. K. BHALLA & ASSOCIATES, THROUGH IT'S PROP. MR. DARSHAN KUMAR BHALLA for Plot No. 12, Sector-10E, Node-KALAMOLI (12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions

पवेल - ५
२०१७/२०२४
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Residential BUA=764.375 Sq.m. Commercial BUA= 134.434 Sq.m.Total BUA=898.809 Sq.m.  
 Nos. of Residential Units - 28, Commercial Units-11)

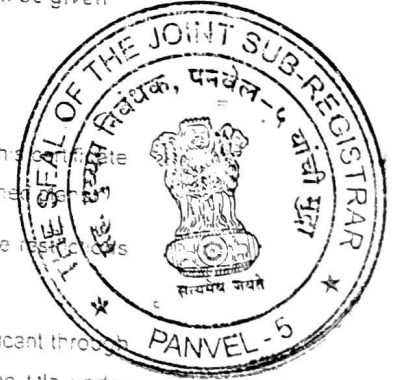
This commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth completion certificate is issued

This Certificate is liable to be revoked by the Corporation if:-

- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plan.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section - 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

2 **The applicant shall:-**

- 2(a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- 2(b) Give written notice to the Corporation regarding completion of the work
- 2(c) Obtain Occupancy Certificate from the Corporation.
- 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate



*Handwritten signature*

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 ३०/४/६ MAY 2017

NO CIDCO/BP-13270/TPO(NM&K)/2015/

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3 The structural design, building materials, installations, electrical installations etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force

4 The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of RTI Act- 1966 and as per regulations no 16.1(2) of the GDCRs - 1975.

5 The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.

6 A certified copy of the approved plan shall be exhibited on site.

7 The amount of Rs.3000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation

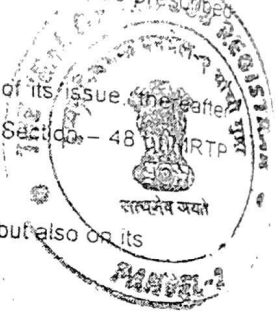
8 "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose".

9 You shall approach Executive Engineer, M.S.E.B for the power requirements, location of transformer, if any, etc

10 As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDF Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply

- 1) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
  - d) Number of Residential flats/Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be kept.

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 २४/८८

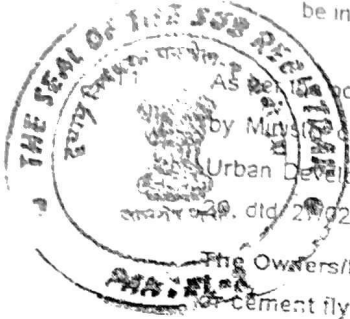


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NO. COO/BP-13270/TPO(NM&K)/2015/ 469

6 MAY 2015

ii) A notice in the form of an advertisement giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language



As per notification dtd 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P No. 2004-29, dtd 27/02/2004, for all Buildings following additional condition shall apply

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

As directed by the Urban Development Deptt., Government of Maharashtra, under Section 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11 dated 10/03/2006 for all buildings greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply

- a) All the layout open spaces/amenities spaces of Housing Society and construction /reconstruction / additions on plots having area not less than 300.00 m. shall have one or more Rain Water Harvesting structures having minimum capacity as detailed in schedule (enclosed).  
 Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

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*Marijula*  
 615115

TOWN PLANNING OFFICER  
 Navi Mumbai & Khopta

C.C. TO: ARCHITECT  
 SHESHNATH & ASSOCIATES For plot No. 12,  
 Sector-10E, Node-Kalamboli, Navi Mumbai.  
 C.C. TO: Separately to:  
 1.M (TS) 2.CUC 3.EE (KHR/PNU/KLM/DRON) 4.EE

*Handwritten signature/initials*

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



REGD. OFFICE:  
 "NIRMAL", 2nd Floor, Nariman Point,  
 Mumbai - 400 021  
 PHONE 00-91-22-6650 0900  
 FAX 00-91-22-2202 2509

(CIN - U99999 MH 1970 SGC - 014574)

HEAD OFFICE:  
 CIDCO Bhavan, CBD Belapur,  
 Navi Mumbai - 400 614  
 PHONE 00-91-22-6791 8100  
 FAX 00-91-22-6791 8166

CIDCO/BP-13270/TPO(NM&K)/2015/ **468** = - =

Ref. No. To:  
 M/s. D. K. Bhalla & Associates,  
 Through its Prop. Shri Darshan Kumar Bhalla,  
 F2, 1<sup>st</sup> floor, Gouri Darshan Bldg., Plot No.2,  
 Road No.16, Sector-11, Opp. Indian Oil Pump,  
 New Panvel(E), Navi Mumbai.

Date: **6 MAY 2015**

पवल - २  
 ०६/०५/२०१५  
 ३२/५८

SUB: Payment of development charges for Residential Building on Plot No.12, Sector-10-E at Roadpali-Kalamboli (12.5% Scheme), Navi Mumbai  
 REF: 1) Your architects application dated. 05/01/2015 & 23/04/2015  
 2) Moveja NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Roadpali/260/2014, dtd.27/11/2014.  
 3) Height Clearance NOC issued by TPO vide letter No. CIDCO/TPO/NM & K/2014/501, dtd.03/12/2014.  
 4) Final transfer order issued by AEO(12.5% Sch) vide letter No. CIDCO/Estate/12.5%Sch/Roadpali-Kalamboli/260/2013, dtd.NIL  
 5) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Roadpali/260/2014, dtd.27/11/2014  
 6) 50% IDC paid-of Rs.3,00,000/- vide Receipt No.13470, dtd.13/04/2015

**ORDER OF ASSESSMENT FOR DEVELOPMENT CHARGES**  
 (AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT, 1962)

पवल - ५  
 २०१५  
 २६/०५/१५

1	Name of Assessee	M/s. D. K. Bhalla & Associates, Through its Prop. Shri Darshan Kumar Bhalla, Plot No.12, Sector-10-E at Roadpali-Kalamboli (12.5% Scheme) Navi Mumbai
2	Location	Residential
3	Land use	599.54 Sq. mtrs
4	Plot area	1.5
5	Permissible FSI	Rs 25700/-
6	Rates as per Stamp Duty Ready Reckoner, for Sec-10-E, Kalamboli	
7	AREA FOR ASSESSMENT	
A)	FOR COMMERCIAL	
i)	Plot area	89.622 Sq.mtrs.
ii)	Built up area	134.434 Sq.mtrs.
B)	FOR RESIDENTIAL	
i)	Plot area	509.918 Sq.mtrs.
ii)	Built up area	764.375 Sq.mtrs.
8	DEVELOPMENT CHARGES	
A)	FOR COMMERCIAL	
i)	On Plot area @ 1% of (6) above	89.622 Sq.mtrs. X 25700 X 1% = Rs. 23082.86
ii)	On Built up area @ 4% of (6) above	134.434 Sq.mtrs. X 25700 X 4% = Rs.138198.75
	TOTAL	Rs.161231.00
B)	FOR RESIDENTIAL	
i)	On plot area @ 0.5% of (6) above	509.918 Sq.mtrs. X 25700 X 0.5% = Rs. 65524.46
ii)	On built up area @ 2% of (6) above	764.375 Sq.mtrs X 25700 X 2% = Rs.392888.75
	TOTAL	Rs.458413.21
9	Total Assessed development charges	8(i) & 8(ii) =Rs.619644.21, Say Rs.619645/-
10	Date of Assessment	13/04/2015
11	Due date of completion	05/06/2013 to 04/06/2017
12	Development charges paid of Rs.6,20,000/- vide Receipt No.13470, dtd.13/04/2015	



Unique Code No. 2015 03 021 02 3676 01 is for this Development Permission on Plot No.12, Sector-10-E at Roadpali-Kalamboli (12.5% Scheme), Navi Mumbai

Yours faithfully,  
 Mammala



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:  
"NIRMAL" 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur  
Navi Mumbai - 400 614.  
PHONE: 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

CIDCO/BP-13270/TPO(NM&K)/2015/ 468 = - =

Date : 6 MAY 2015

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२८/३८

Rel. No. D. K. Bhalla & Associates  
Through its Prop. Shri Darshan Kumar Bhalla,  
4th floor, Gouri Darshan Bldg., Plot No.2,  
Road No.16, Sector-11, Opp. Indian Oil Pump,  
New Panvel(E), Navi Mumbai.

ASSESSMENT ORDER NO.14/2015-16 REGISTER NO.01 PAGE NO.14

Unique Code No.	2	0	1	5	0	3	0	2	1	0	2	3	6	7	6	0	1
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Subj: Payment of Construction & Other Workers Welfare Cess charges for Building on Plot No.12, Sector-10-E at Roadpali-Kalamboli (12.5% Scheme), Navi Mumbai  
1) Your architects application dated. 05/01/2015 & 23/04/2015

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS PER BUILDING AND OTHER CONSTRUCTION WORKER'S WELFARE CESS RULES, 1988)**



Name of Assessee :- M/s. D. K. Bhalla & Associates,  
Through its Prop. Shri Darshan Kumar Bhalla,  
Plot No.12, Sector-10-E at Roadpali-Kalamboli  
(12.5% Scheme), Navi Mumbai

Location :- Residential

Land use :- 599.54 Sq. mtrs

Plot area :- 1.50

Permissible FSI :- 1618.854 Sq.mtrs.

GROSS BUA FOR ASSESSMENT :- 1618.854 Sq.mtrs. X 18000/- = Rs.29139372.00

ESTIMATED COST OF CONSTN. :- Rs.29139372.00 X 1% = Rs.291393.72

AMOUNT OF CESS :- Rs.29139372.00/- vide Receipt No 13470

Construction & Other Workers Welfare Cess charges paid

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२५१ २०२४  
३४/५८

Yours faithfully,  
*Manjula*  
6/5/15

(Manjula Nayak)  
Town Planning Officer (BP)  
(Navi Mumbai & Khopla)





**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



OFFICE ADDRESS  
 CHANDRA SHEKHAR NARAYAN POND  
 ANAND NAGAR  
 HOUSE NO. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

HEAD OFFICE  
 CHANDRA SHEKHAR NARAYAN POND  
 ANAND NAGAR  
 HOUSE NO. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

FOR INFORMATION OF THE DEVELOPER - 400 - 4

18 MAY 2015

Ref Mumbai Code No.

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100

To  
 Mr. P. Bhatnagar & Associates  
 Through the Project Engineer, Chandrashekhar Narayan Pond  
 Plot No. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

400 - 4  
 18/05/2015

1. The development plan submitted by you for the project is approved in principle by the Development Authority on 18/05/2015. The development plan is approved in principle on the following conditions:-  
 a) The development plan shall be approved on the condition that the building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation Act, 1960 and the Maharashtra Building Regulation Rules, 1961.  
 b) The development plan shall be approved on the condition that the building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation Act, 1960 and the Maharashtra Building Regulation Rules, 1961.  
 c) The development plan shall be approved on the condition that the building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation Act, 1960 and the Maharashtra Building Regulation Rules, 1961.  
 d) The development plan shall be approved on the condition that the building shall be constructed in accordance with the provisions of the Maharashtra Building Regulation Act, 1960 and the Maharashtra Building Regulation Rules, 1961.

The development plan is hereby granted in principle on the conditions stated above.

The development plan is hereby granted in principle on the conditions stated above.

The Developer / individual Plot Owner should obtain the permission for the proposed building from the concerned Nodal Executive Engineer. The Developer / individual Plot Owner should ensure that the finished ground level of the proposed building should be minimum 30' and above the proposed finished road level. In case the ground level is below 30' the finished still level to be not more than 30' and above the road level.

The approval for plumbing services (i.e. drainage and water supply) shall be obtained from the concerned Executive Engineer, C.I.D.C., prior to the construction of the building.

The Developer / Builders shall take all precautionary measures for the safety of the building and the surrounding area.

You will ensure that the building materials will not be stacked on the road.

You will ensure that for every 50 no. of flats, two wheeled bins of MCD (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since you have paid 80% IDC of Rs 2,00,00,000 vide Receipt No. 13478 dt 13/05/2015, you are requested to visit the Office of Executive Engineer (MIM) to get the sewerage contracts in your plot.

Thanking you.

प व ल - 4  
 18/05/2015



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**



(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021

PHONE : 00-91-22-6650 0900  
FAX : 00-91-22-2202 2509

HEAD OFFICE:  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 754  
PHONE 00-91-22-6791 5100  
FAX : 00-91-22-6791 8166

CIDCO/SP-13270/TPO(NM&K)/2015/

469-111

6 MAY 2015

Ref. No.	2	0	1	5	0	3	0	2	1	0	2	3	Date	7	6	0	1
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To,  
M/s. D. K. Shalla & Associates,  
Through its Prop. Shri Darshan Kumar Shalla,  
F2, 1<sup>st</sup> floor, Gouri Darshan Bldg., Plot No 2,  
Road No.16, Sector-11, Opp. Indian Oil Pump,  
New Panvel(E), Navi Mumbai.

SUB:- Payment of development charges for Residential Building on Plot No 12, Sector 10-E at Roadpali-Kalamboli (12.5% Scheme), Navi Mumbai

- REF:-
- 1) Your architects application dated. 05/01/2015 & 23/04/2015
  - 2) Moveja NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5% Sch/Roadpali/260/2014, dtd 27/11/2014
  - 3) Height Clearance NOC issued by TPO vide letter No. CIDCO/TPO/NM & K/2014/501, dtd 03/12/2014
  - 4) Final transfer order issued by AEO(12.5% Sch) vide letter No. CIDCO/Estate/12.5%Sch/Roadpali-Kalamboli/260/2013, dtd.NIL
  - 5) Delay condonation NOC issued by M(TS-II) vide letter No. CIDCO/Estate/12.5%/Roadpali/260/2014, dtd.27/11/2014
  - 6) 50% IDC paid of Rs 3,00,000/- vide Receipt No.13470, dtd 13/04/2015

Sr,

Please refer to your application for development permission for Residential Building on Plot No.12, Sector 10-E at Roadpali-Kalamboli (12.5% Scheme), Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 300 mm. above the road edge level

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO, prior to the commencement of the construction work

The Developers / Builders shall take all precautionary measures for prevention of Malaria Breeds during the construction period of the project. If required, you can approach Health Department, CIDCO for more details.

You will ensure that the building materials will not be stacked on the road during the construction period.

You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC of Rs.3,00,000/- vide Receipt No.13470, dtd.13/04/2015, you may approach to the Office of Executive Engineer (KIm) to get the sewerage connection to your plot.

Thanking you.



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:  
 'निर्मल', दुसरा मजला, नतीमन पॉइंट, मुंबई-४०० ०२१.  
 रूग्णनी : (स्वागत कक्ष) +९१-२२-६६५००९००  
 फॅक्स : +९१-२२-२२०२२५०९

मुख्य कार्यालय:  
 'सिडको' भवन, मीबीडी वनापूर, वरील मजले, मुंबई-४०० ०२१.  
 रूग्णनी : +९१-२२-६६५००९००  
 फॅक्स : +९१-२२-२२०२२५०९

संदर्भ क्र.: सिडको/वसाहत/साटयो/रोडपाली कळंबोली /२६०/२०१३ दिनांक.

प्रती,  
 मेसर्स डी.के.भल्ला अॅण्ड असोसिएट्स  
 तर्फे प्रोप्रायटर श्री.दर्शनकुमार भल्ला  
 एफ २, १ला मजला, गौरी दर्शन बिल्डींग,  
 भुखंड क्र २, रस्ता १६, सेक्टर क्र.११,  
 इंडियन ऑईल कंपनी, न्यु पनवेल (पूर्व), नवी मुंबई

पवल-२  
 २०१७  
 २६/६

विषय : साडेबारा टक्के योजनेनुसार नवीने कळंबोली येथे वाटप करण्यात  
 आलेल्या भुखंडाच्या हस्तांतरणाबाबत  
 संदर्भ : आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/ कळंबोली  
 /२६०/२०१३ दिनांक २०१३

महोदय,

साडेबारा टक्के योजनेप्रमाणे रोडपाली कळंबोली येथे वाटप करण्यात आलेल्या भुखंड क्रमांक १२, सेक्टर क्र. ११, इंडियन ऑईल कंपनी, नवी मुंबई येथील भूखंडाच्या हस्तांतरणाबाबत आपण आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/कळंबोली/२६०/२०१३ दिनांक २०१३ वरून नोंदणी करवून घ्यावी असे आम्हाला आले आहे.

पवल-५  
 २०१४  
 १३

उपरोक्त भुखंडाचा त्रिपक्षीय करारनामा दिनांक २७.०२.२०१३ रोजी सौ.शोभा दिलीप म्हात्रे आणि मेसर्स डी.के.भल्ला अॅण्ड असोसिएट्स तर्फे प्रोप्रायटर श्री.दर्शनकुमार भल्ला यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याच्या नोंदणीदुष्येन निबंधक पनवेल २ यांचेकडे नोंदणी क्रमांक पवल२/४१६४/२०१३ दिनांक २७.०२.२०१३ रोजी करण्यात आलेली असल्याने व सदर करारनाम्याची सत्यप्रत आपण आमच्या कार्यालयाकडे सादर केली असल्यामुळे उपरोक्त भुखंडास परवानाधारक म्हणून आणि मेसर्स डी.के.भल्ला अॅण्ड असोसिएट्स तर्फे प्रोप्रायटर श्री.दर्शनकुमार भल्ला यांचे नाव सिडकोच्या नोंदवण्यात आले आहे.

कळावे,

प्रत- सौ.शोभा दिलीप म्हात्रे

आपला विश्वासू  
 वसाहत अधिका (साटयो)  
 Asst. Estate Officer (12.5%)  
 CIDCO Maharashtra Ltd  
 CBD, Navi Mumbai





नमुना क्र. ४९  
नियम क्र. ३८(१), ८३(१), ८५, ८६ (१) व ९६(१) च्या  
पनवेल महानगरपालिका, पनवेल  
करांची पावती (आर्थिक वर्ष २०२३-२०२४)



Scan with QR Scanner  
Do not use JPM App Scanner

पा.क्र. PMCOP23/39644  
माहिती क्र. KL10E12017021103

नोड : -कळंबोली  
नोड-सेक्टर: -KL-10E

Payment Mode-Online

प्लॉट / शॉप क्र. : 103

प्लॉट क्र.:12

मानमता क्र.: 17-21

प्राथमिक कर धारकाचे नाव श्री/श्रीमती :

धारक - राजेंद्र एन रूपंतकर

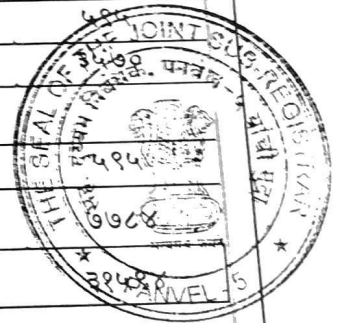
मोबाइल नं.: 8433560524

भोगवटदार /माडेकरीचे नाव श्री/श्रीमती :

पता :- 103, धिरा दर्शन रेसिडेन्सी, प्लॉट क्र.12, सेक्टर क्र. 10E, कळंबोली, पनवेल  
बांधाकडून सन 1-एप्रिल-2022 ते 31-मार्च-2024 या वर्षाकरिता करापोटी रकम रु 31,214.00  
असरी- एकतीस हजार दोनशे चौदा रुपये फक्त खालील दर्शविलेल्या तपशील प्रमाणे वसुली प्राप्त झाली.  
पूर्वता: भरलेली रकम 31214 पैकी 31214

अ.क्र.	कराचे नाव	थकवाकी वसुली रु.	चालु वसुली रु.	एकूण रु.
१	सामान्य कर घ.क.व्य.शुल्क सह)	रु. १०८००	२३००	१३१००
२	रस्ता कर	रु. १०२०	१७०	११९०
३	सुधार आकार	रु. १०२०	१७०	११९०
४	अग्निशमन कर	रु. ५१०	८५	५९५
५	पाणी लाभ कर	रु. ५१०	८५	५९५
६	विशेष शिक्षण कर	रु. ५१०	८५	५९५
७	मलनिस्सारण कर	रु. १५३०	२५५	१७८५
८	वृक्ष कर	रु. ५१०	८५	५९५
९	महा. शिक्षण उपकर	रु. ३०६०	५१०	३५७०
१०	रोजगार हमी कर	रु.		
११	मलनिस्सारण लाभ कर	रु. ५१०	८५	५९५
१२	शास्ती	रु. ७६५५	१२९	७७८४
१३	एकूण भरावयाची रकम	रु. २७६३५	३९५९	३१५९४
१४	शास्तीअभय योजनेअंतर्गत सूट	रु.		
१५	मनपा ठरावा अंतर्गत सूट	रु. ३२६	५४	३८०
१६	शास्ती/सूट वजा नंतर एकूण भर	रु. २७३०९	३९०५	३१२१४
१७	मोठी ईमारत कर	रु.		
१८	अनधिकृत बांध काम शास्ती	रु.		
१९	डिसहॉनर धनादेशावरील दंड	रु.		
२०	अग्रिम रकम /इतर कर	रु.		
२१	अग्रिम रकम नंतर एकूण भरणा	रु. २७३०९	३९०५	३१२१४
२२	मागणी नोटीस फी	रु.		
२३	वारंट फी	रु. २७३०९	३९०५	३१२१४
	वारंट फी नंतर एकूण भरणा	रु.		

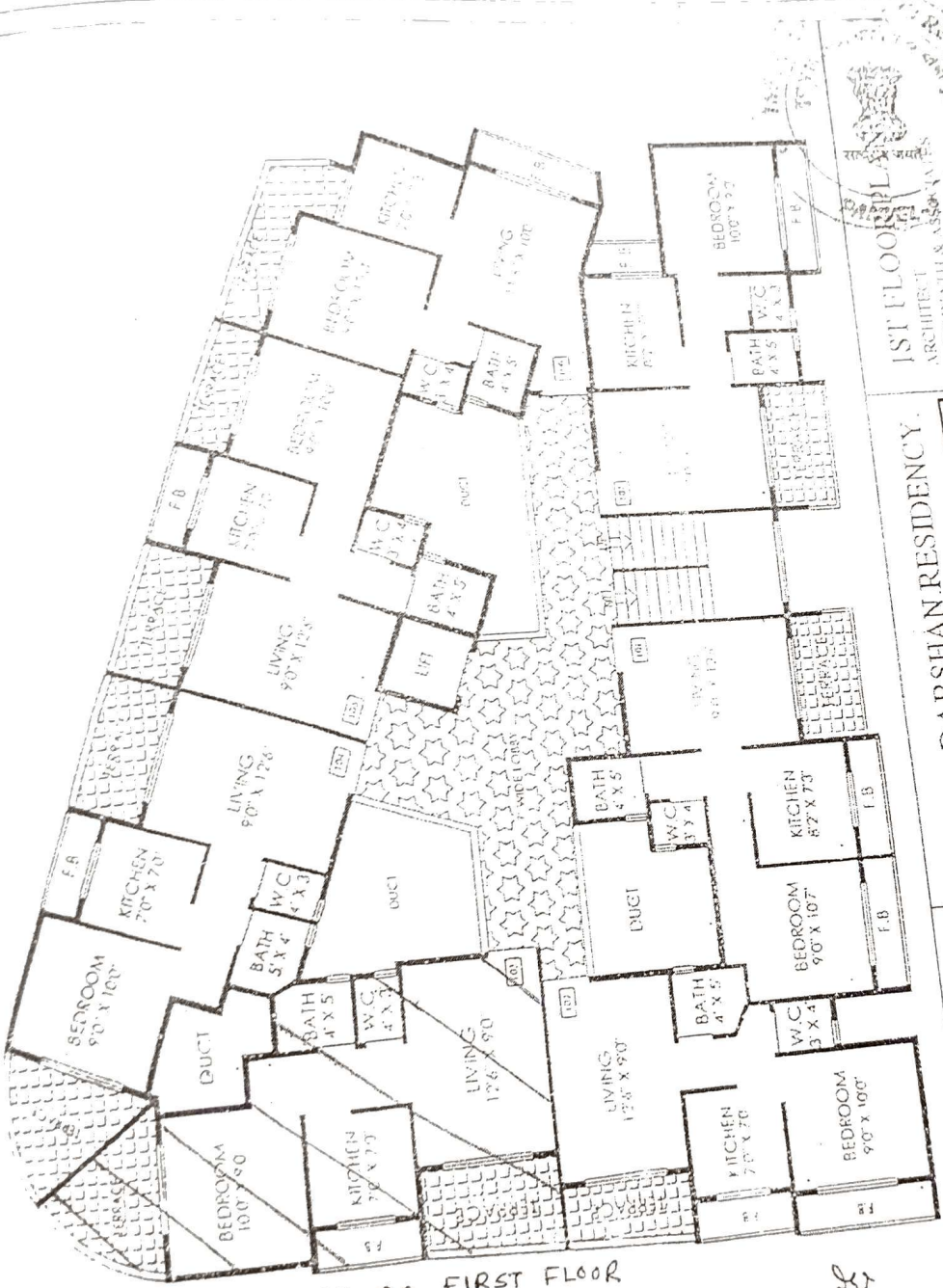
पसल - ५  
५९५  
२७९५ २०२४  
३१५९४/३८



\* सदर पावती ही म.अ.अ. चे कलम २६७(अ) अन्वये अनाधिकृत बांधकामाच्या शास्तीस अधिन राहून देण्यात येत आहे.  
सदर पावती अथवा कराची आकारणी मधील नावाची नोंद ही मालमत्ता धारक अथवा मालकी संबंधातील पुरावा अथवा दस्त म्हणून ग्राह्य धरण्यात येऊ नये केवळ कर आकारणी वसुली पुर्व मर्यादित आहे.  
सदर पावती अथवा कराची आकारणी मधील नावाची नोंद ही मालमत्ता धारक अथवा मालकी संबंधातील पुरावा अथवा दस्त म्हणून ग्राह्य धरता येणार नाही.  
Print Date & Time : ६/१/२०२४ ६:०४:२९PM  
ट्रान्झॅक्शन आयडी - २०२२४००६१८०४००२४८३८८

पवल-२  
 २०१७  
 २०/११

250  
 1 EX  
 Dec for FY1



FLAT NO. 103 ON FIRST FLOOR

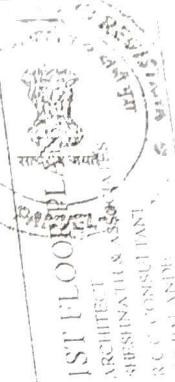
D K Bhalla

Rajendra  
 Vasishtha

Rajendra  
 Vasishtha

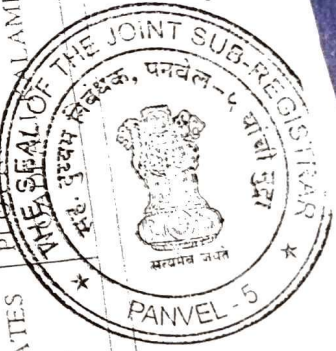
Mehta

शि. आ. मेहकरी

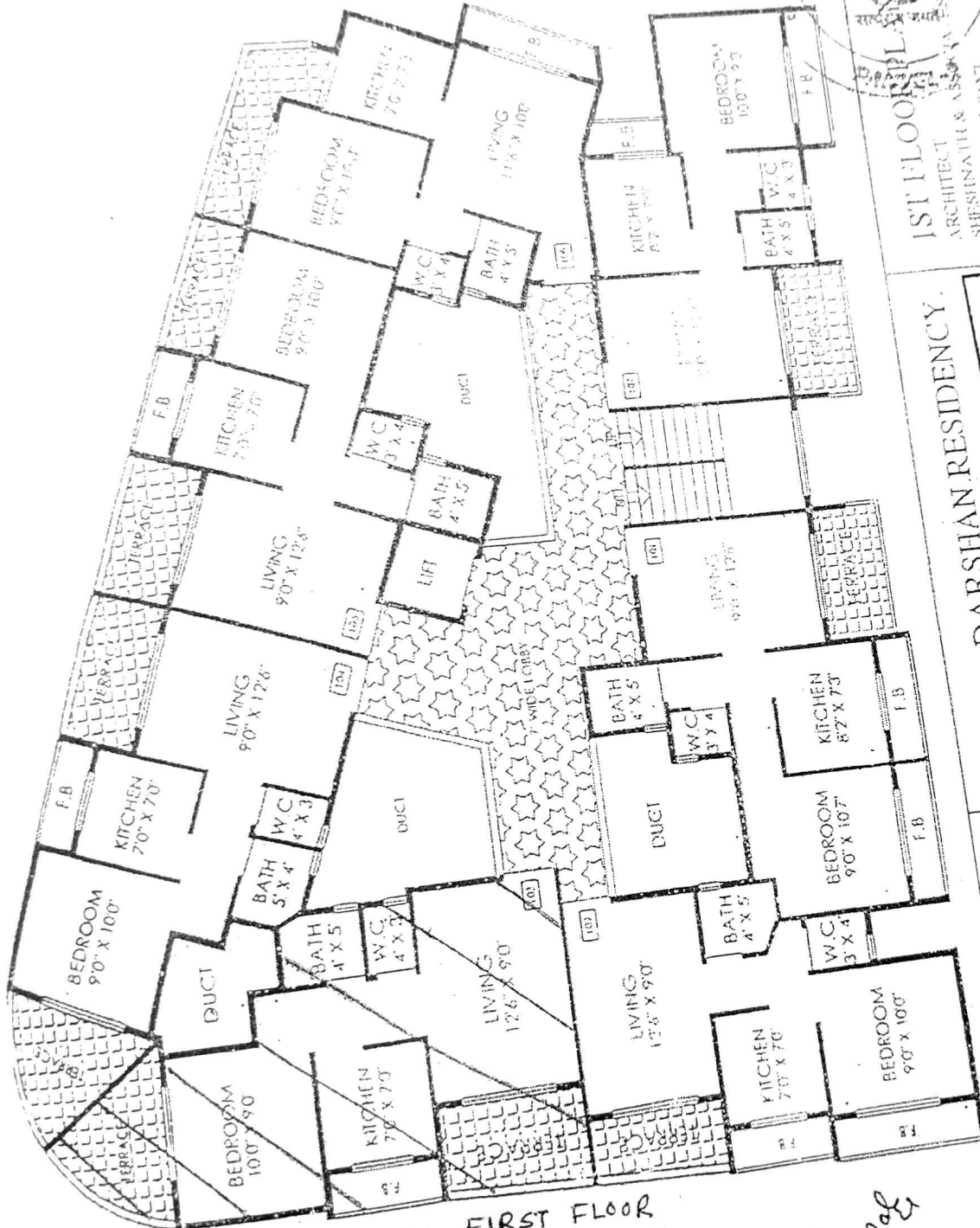


DHEERA DARSHAN RESIDENCY.

पवल-५  
 २०२४  
 १३८



DEVELOPERS:  
 D.K. BHALLA & ASSOCIATES  
 Ph. 27459799 / 9324081458



FLAT NO.-103 on FIRST FLOOR

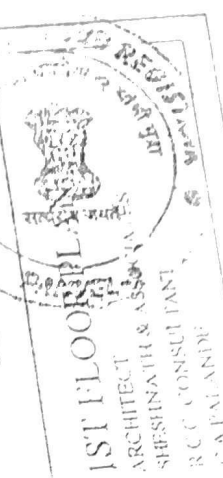
D K Bhalla

Rajendra  
Kishore

METKAR

Rajendra  
Kishore

शि. आ. मेरकरी




DHEERA DARSHAN RESIDENCY.

पत्र - ५  
२०२४  
13C



DEVELOPERS:

D.K.BHALLA & ASSOCIATES  
Ph.27459799 / 9324081458

05/29/04/1991  
 स्त्री / FEMALE  
 9760 6336 7943  




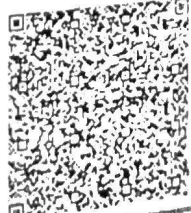
माझे आधार, माझी ओळख

भारत सरकार  
 GOVERNMENT OF INDIA  
  
  
  
 आगतराव शिवाजी मेटकरी  
 Agatrao Shivaji Metkari  
 जन्म तारीख / DOB: 26/05/1985  
 पुरुष / MALE  
 Mobile No.: 9773005613  
 7192 8604 4774  
 VID : 9101 0930 8497 9760



माझे आधार, माझी ओळख

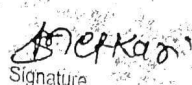
भारत सरकार  
 GOVERNMENT OF INDIA  
  
 शितल आगतराव मेटकरी  
 Shital Agatrao Metkari  
 जन्म तारीख / DOB: 01/03/1997  
 महिला / FEMALE  
  
 3475 3587 8968


माझे आधार, माझी ओळख

भारत सरकार  
 GOVERNMENT OF INDIA  
  
  
 विजय बापू लवटे  
 Vijay Babu Lavate  
 जन्म तारीख / DOB: 01/10/1994  
 पुरुष / MALE  
  
 4099 2409 0099  
 VID : 9180 6844 3305 9281



माझे आधार, माझी ओळख

सरकार  
 GOVT. OF INDIA  
 VARSHA RAJENDRA RUPANWAR  
 VISHNU BABURAO SONWALKAR  
 29/04/1991  
 Permanent Account Number  
 CBWPR39500  
  


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 AGATARO SHIVAJI METKARI  
 SHIVAJI METKARI  
 26/05/1985  
 Permanent Account Number  
 CBWPM2056D  
  
 Signature

प व ल  


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
  
 स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 DVOPM6935G  
 नाम / Name  
 SHITAL AGATRAO METKARI  
 पिता का नाम / Father's Name  
 BABURAO SAVALA LENGARE  
 जन्म की तारीख / Date of Birth  
 01/03/1997  
 शि. आ. मेटकरी  
 हस्ताक्षर / Signature  
  


भारत सरकार  
 Government of India  
  
  
 हणमंत रामचंद्र मोटे  
 Hanamant Ramachandra Mote  
 जन्म तारीख / DOB: 21/06/1976  
 पुरुष / MALE  
 Issue Date: 07/11/2013  
 5283 8803 8343  
 VID : 9103 1399 7278 0717  
 माझे  
 EDI HANR MOTE